

Meeting Date: 5/29/07

Santa Clara



AGENDA REPORT

City of Santa Clara, California

Agenda Item # SA-1



DATE: May 23, 2007

TO: City Manager for Council Information
Executive Director for Redevelopment Agency Information

FROM: City Engineer

SUBJECT: Proposed Parking Structure at Northeast Corner of Tasman Drive and San Tomas Aquino Creek

In order to address parking needs of the Santa Clara Convention Center (SCCC), the City Council budgeted \$42.25 Million in FY 1999-00 to construct a new parking structure on the vacant lot (Convention Center Overflow Parking Lot) at the northeast corner of Tasman Drive and San Tomas Aquino Creek. In FY 2002-03, City retained International Parking Design (IPD) to design the structure and The Allen Group/Cooper Pugada Management, Inc. as the Project/Construction Manager for the project. IPD has finished the conceptual plan after evaluating design alternatives. The Project has been put on hold temporarily until other proposals within the "Entertainment Theme" area, North of Bayshore, have been fully analyzed.

In 1998 City retained Fehr & Peers, Traffic Consultant, to evaluate parking needs for the Convention Center and the adjoining areas including the Golf Course, David's Restaurant and the Banquet Facility. This study was updated in 2001 and 2003. The study determined a total need for 1588 spaces to meet current and anticipated needs. Presently the SCCC has an arrangement with Great America Theme Park to use their surface parking lot to provide for additional parking when the existing Parking Structure shared between SCCC, Hyatt Regency and Techmart is fully occupied.

The proposed structure will be designed to accommodate up to 1780 spaces. In 2006, the City Council also directed staff to explore a scenario to use the top level of this proposed six (6) level structure for Convention Center related indoor or outdoor uses and authorized an additional \$7 Million for this option although the funds were not appropriated. The Chamber of Commerce, which manages the Convention Center, requested that the top level be designed to accommodate a reception for up to 1500 people. This need necessitates the addition of a seventh level in the structure. Additionally for such needs, elevators, kitchen or warm up pantry, restrooms and other facilities need to be added resulting in a total additional estimated cost of \$12 - 15 Million. Therefore, the Chamber of Commerce and the City staff have concluded that the proposed structure should be designed only for parking as originally proposed.

From the currently budgeted amount, \$3.6 Million has been earmarked for the consultants working on various aspects of the design. Of this amount, \$405,000 has been expended on geotechnical investigation, environmental evaluation, traffic studies and alternatives analyses. If the proposed structure is relocated to the south side of Tasman Drive to meet other proposed needs, the design will have to be restarted as the configuration of the parking structure and site constraints are different. It is noted that in 2000, a preliminary analysis was performed for the parking structure to be located south of Tasman Drive in the vicinity of the Convention Center Driveway. At that time the structure was planned for 2600 spaces with a pedestrian overcrossing across Tasman Drive connecting to the Convention Center. However, this proposal was dropped as the anticipated developments in this "Entertainment Theme" area did not get finalized and the City Council approved the relocation of the structure to the currently proposed site (overflow parking lot).

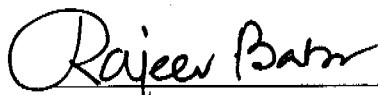
City Manager for Council Information

Executive Director for Redevelopment Agency Information

Re: Proposed Parking Structure at Northeast Corner of Tasman Drive and San Tomas Aquino Creek

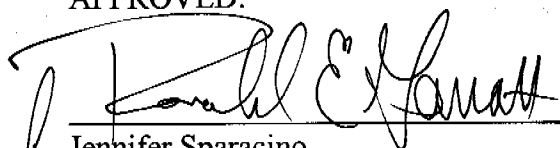
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Staff will make a presentation to the Council summarizing the parking needs in the Convention Center area and the status of the current design efforts.

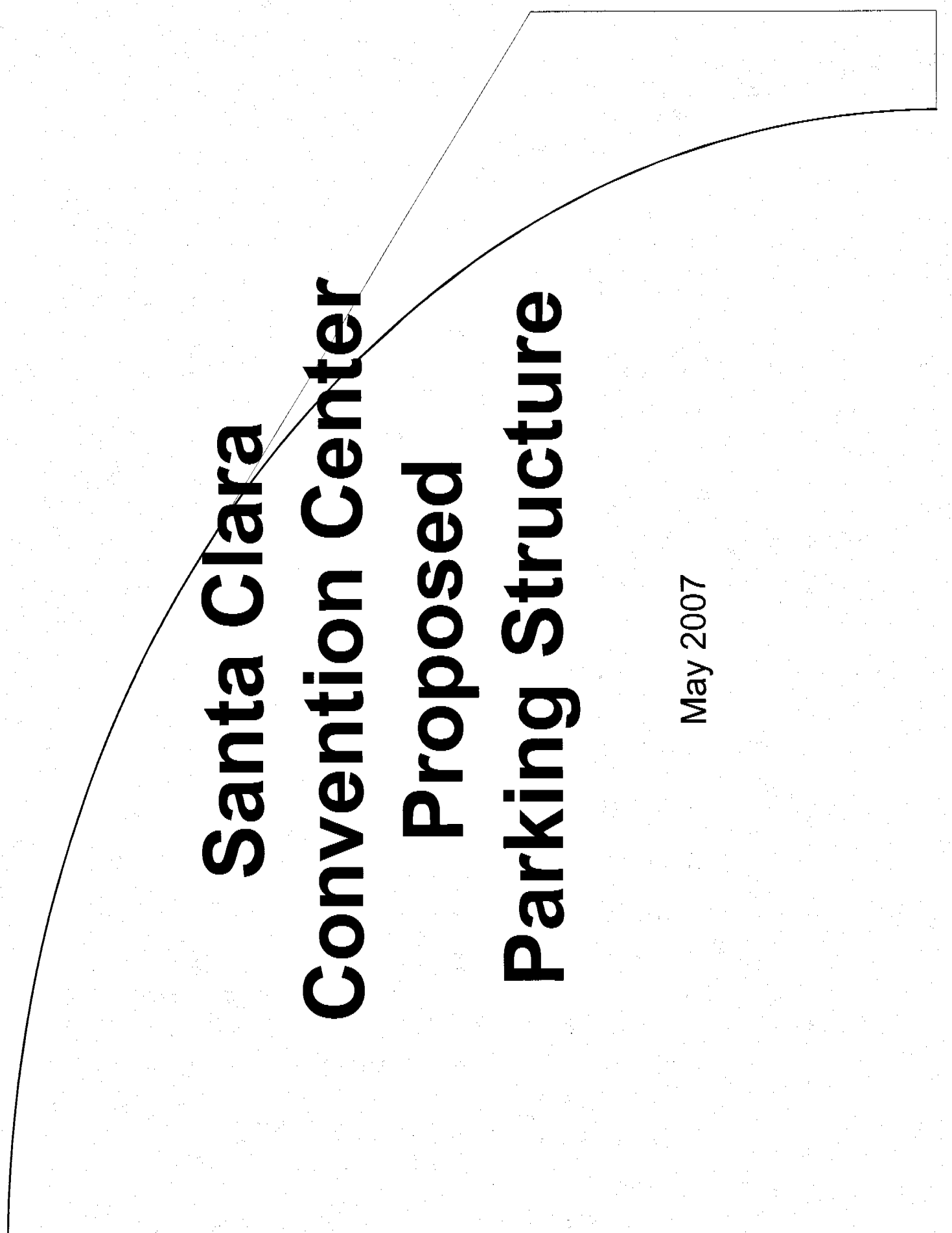


Rajeev Batra
City Engineer

APPROVED:



Jennifer Sparacino
City Manager
Executive Director for Redevelopment Agency

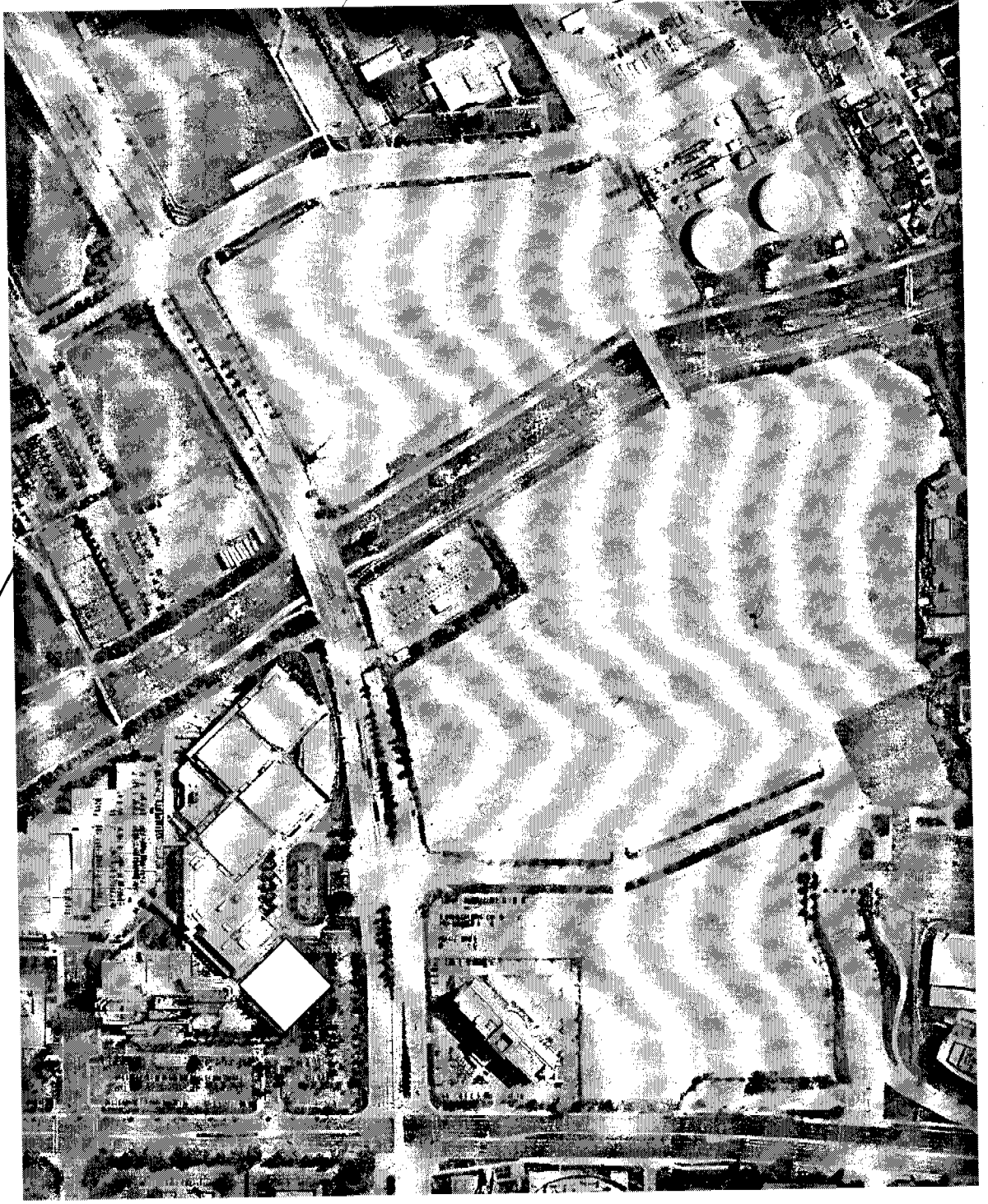


Santa Clara Convention Center Proposed Parking Structure

May 2007

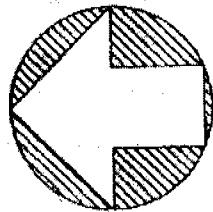
Convention Center / Great America

Arial Photo

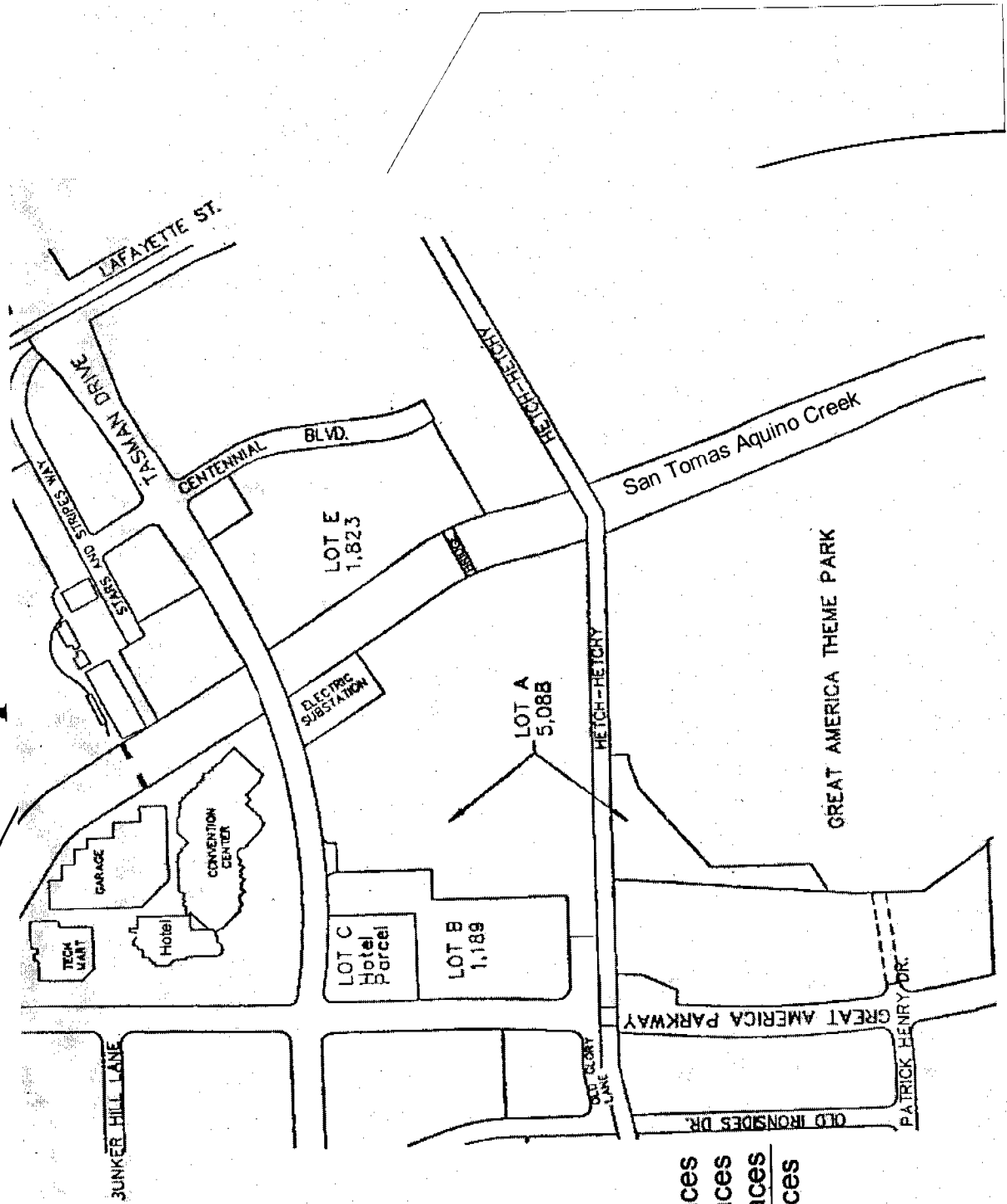


Convention Center / Great America

Site Map



NO SCALE



Lot A	5088 Spaces
Lot B	1189 Spaces
Lot E	1823 Spaces
Total	8100 Spaces

Existing Lease Agreement for Parking Allocations at Convention Center

<u>User</u>	<u>Surface</u>	<u>Garage*</u>	<u>Off-site</u>	<u>Total Allocation</u>
Hotel	386	114**	---	500
Techmart	289	792	---	1,081
<u>Convention Center</u>	<u>25</u>	<u>654**</u>	<u>281</u>	<u>960</u>
Total	700	1,560	281	2,541

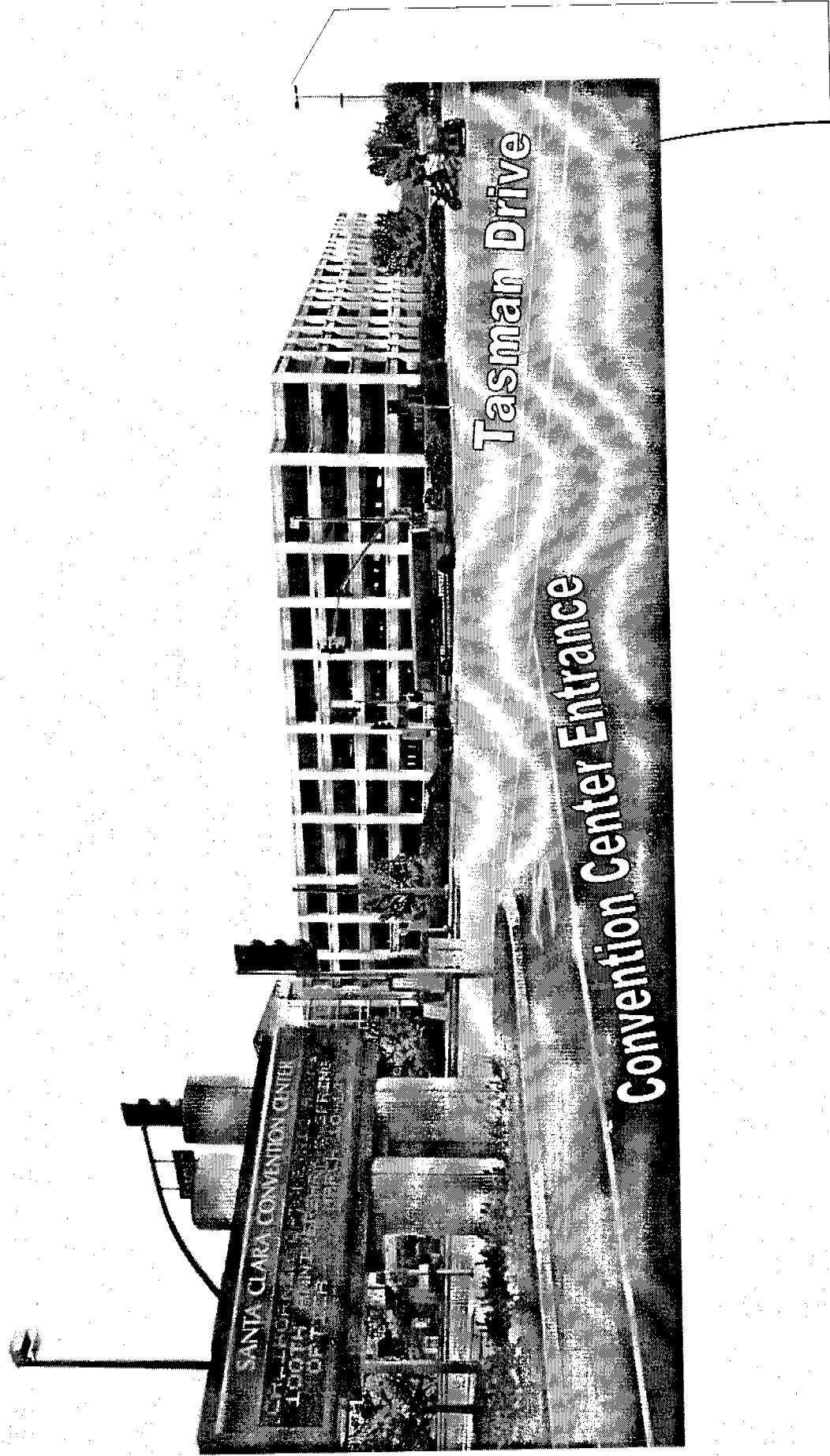
* Construction and ongoing maintenance shared by users

** Priority / non-exclusive use

January 1999:

- Parking Analysis North of Bayshore report completed by Fehr & Peers Associate in association with Watry Design Group
- Parking Analysis Results shows a need of 1588 spaces for Convention Center uses
- A five level parking structure with 2,600 spaces (1,600 spaces for the Convention Center plus 1,000 for displaced spaces) recommended to be built in the Great America parking lot
- Connected to the Convention Center and Light Rail Station on Tasman Drive with a pedestrian bridge and elevator
- Estimated design and construction cost: \$ 42 million (1999 dollars)

Parking Structure Located in Great America Parking Lot



Parking Structure and Pedestrian Bridge Located in Great America Parking Lot



Tasman Drive at Convention Center Entrance

October 2001:

- Convention Center Overflow Parking Lot Parking Structure Study completed by Fehr & Peers Associate in association with Watry Design Group.
- Locating the parking structure in the Convention Center overflow parking lot adjacent to the tennis courts allows for other uses in the Great America parking lot (Oakland A's stadium)
- Site has more design restraints but is able to accommodate a 6 level parking structure with 1,890 spaces, a net increase of 1600 spaces
- Connected to the Convention Center with a pedestrian bridge over the San Tomas Aquino Creek
- Project cost is \$ 32.7 million (2002 dollars)

February 2003:

- Restudy of parking space estimates for the parking structure completed by Fehr & Peers Associate
- A parking structure located in the Convention Center overflow parking lot requires approximately 1,708 spaces – 1,588 for the Convention Center plus 120 for the parking spaces utilized in the 287 space overflow parking lot

>>> Note: The Ballroom Expansion requires an additional 240 spaces

July 2003:

- Project on hold for budget reasons

July 2006:

- Review of Restaurant / Convention Center use on top level of parking structure

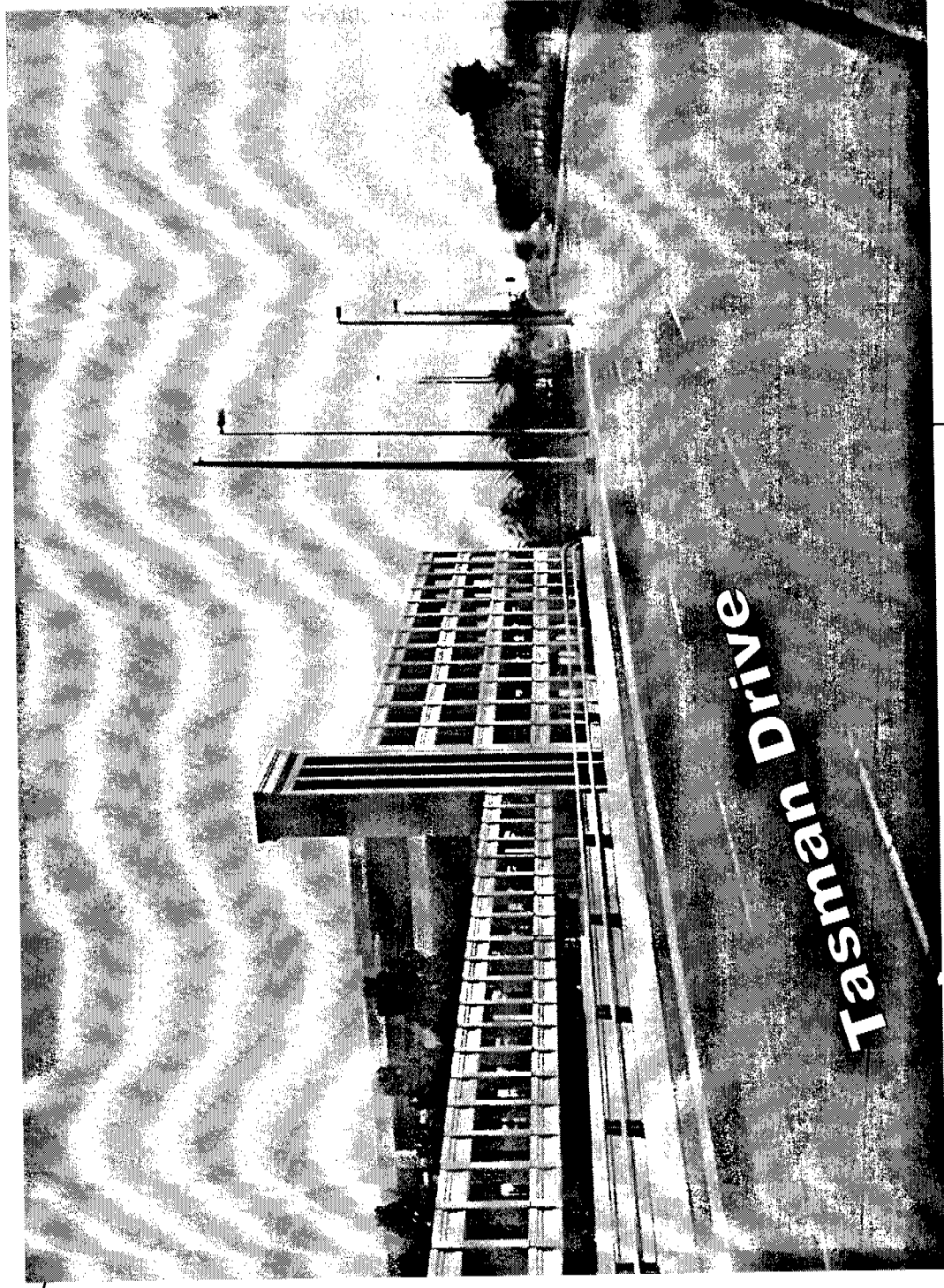
July 2007:

- Project on hold until current proposal for the Entertainment Theme Area North of Bayshore is resolved

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PARTIAL SITE PLAN

Parking Structure and Pedestrian Bridge Located in Convention Center Overflow Parking Lot



CIP Project 939/9043:
New Parking Structure and Pedestrian Bridge
at Tasman Drive

Budget:

FY 1997/98	\$ 25,000
FY 1998/99 – Parking Structure	\$ 3,500,000
FY 1998/99 – Pedestrian Bridge	\$ 310,000
<u>FY 1999/00</u>	<u>\$ 38,415,000</u>

Total Project Budget

\$ 42,250,000

Spent to Date (4/30/07)

\$ 458,232

Remaining Project Funds

\$ 41,791,768

Encumbered by Existing Contracts

\$ 3,148,830

Unencumbered Balance

\$ 38,642,938

Contracts:

Project Manager:

The Allen Group & Cooper Pugeda Management

Project Architect:

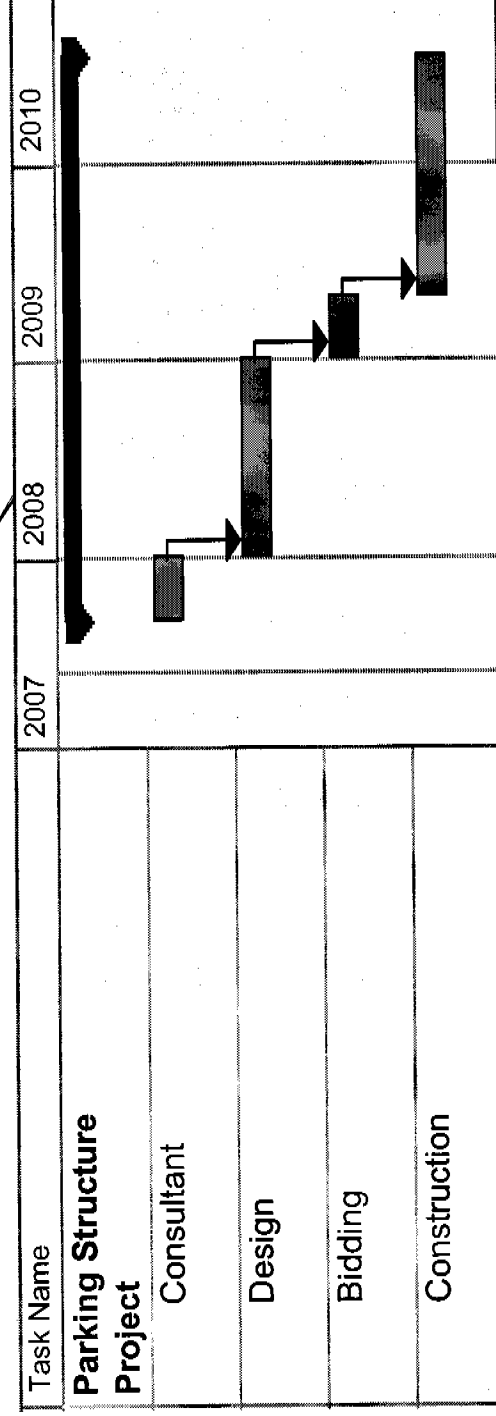
International Parking Design

Relocating Parking Structure

Impacts

- \$ 458,000 Spent to Date
- Lost Time
- Construction Escalation
- Restart Costs
- Soils Report
- Preliminary Design
- Design Development
- EIR Impacts

Relocating Parking Structure Schedule



- Total Project Time – 34 Months
- Schedule does not include Environmental Clearance Process